

19.10.070 Density of development.

A. Residential Uses Other Than Single-Family. Maximum density for residential dwelling units, except single-family dwellings, shall be as follows:

<b>Zone</b>	<b>Maximum Density</b>
FM-10	10 dwelling units or 20 guestrooms per net developable acre
FM-20	20 dwelling units or 40 guestrooms per net developable acre.

B. Net Developable Acreage Defined. For purposes of this section, “net developable acreage” is defined as land with all of the following:

1. Average slope less than thirty percent;
2. Soils of a suitable depth and type based on soil exploration and percolation tests in accordance with the regulations of the Utah Department of Environmental Quality in order to ensure against adverse impacts on surface water and groundwater quality;
3. Minimum distance from any stream corridor of one hundred feet, as “stream corridor” is defined in Section 19.72.070 of this title (Overlay zone); and
4. Free from any identified natural hazard such as flood, avalanche, landslide, high water table, and similar features. See Chapter 19.74, “Floodplain Hazard Regulations,” and Chapter 19.75, “Natural Hazard Areas.” (Ord. 1417 § 4 (part), 1998)